



MARKET BRIEF - WAREHOUSE REQUIRED TO LEASE

READY TO OPEN LATE 2020

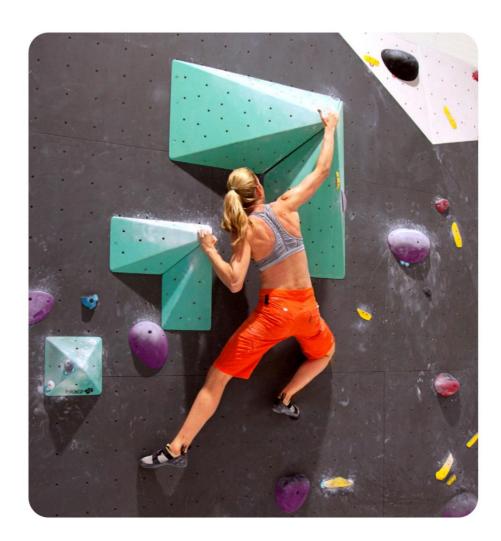
Tenancy Size:	1,600 – 2,000sqm
Premises type:	Industrial (95% warehouse)
Target Suburbs:	 Castle Hill, or Bella Vista, or Macquarie Park & surrounds
Preferred Precincts / surrounding business:	 High growth areas Close to universities Business Parks Public Transport Gentrified, warehouse style precincts Near Craft/ Mirco breweries and coffee roasters
Site Attributes:	 Industrial warehouse, open plan (low office ratio) Preferably clear span & good air flow Ground Floor Minimum 5m high ceilings Male / Female / Accessible bathrooms
Zoning:	Appropriate for Recreation / Gym / Lessee usage
Car Parking	Ample parking
Usage:	BoulderingFood & Beverage
Signage:	Yes
Lessee:	BlocHaus Pty Ltd
Lease term on offer:	Up to Ten (10) yearsNo demo clause
Timing:	Late 2020
Other:	 https://www.blochaus.com.au/ Link to BlocHaus corporate company brochure TLG is retained by BlocHaus

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